

# **CHADDS FORD TOWNSHIP**

## **PLANNING COMMISSION MINUTES**

Wednesday, December 14, 2005

The Planning Commission of Chadds Ford Township met in the Township Hall on Wednesday, December 14, 2005. In attendance were Chairman William Taylor, Vice-Chairman Maurice Todd, Fred Reiter, Paul Vernon and Gary Whelan. Kevin Matson of Kelly Engineers and Richard Jensen, our Building Inspector/Code Enforcement Officer, were also in attendance.

### **CALL TO ORDER**

The meeting was called to order at 7:40 P.M.

**PUBLIC COMMENT** - None

### **MINUTES**

Planning Commission (Whelan/Vernon) motioned and approved the Minutes of the November 9, 2005 meeting.

### **HORAN SUBDIVISION**

Michael Lyons, Esquire introduced Gus Houtmann of G.D. Houtmann & Son, Inc., the engineer representing this applicant. A previously submitted Zoning Hearing Board application has been withdrawn and the barn and pool house on this site will be razed. Mr. Lyons asked Mr. Jensen if the applicant will need relief for the pool because the setbacks are non-conforming. Mr. Jensen will contact the Board of Supervisors and Mr. Lyons will contact our Solicitor regarding this matter.

In reviewing comments in Kelly Engineer's December 12, 2005 letter, Mr. Houtmann explained that the applicant is only seeking subdivision approval at this

time. At the time of application for a Building Permit for a house on Lot 2, a full storm water management plan would be submitted.

Mr. Taylor mentioned a correction of an adjoining property that is necessary on this plan.

This plan will be revised and resubmitted.

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### **CHADDS FORD INN** (Grace) – Informal presentation

Representing this applicant, Michael Lyons, Esquire explained that, following a discussion at the previous Planning Commission Workshop, revisions have been made to this plan in an effort to develop this property in phases. This would allow Mr. Grace to open the Inn and develop the remainder of the property at a later date. Stephen B. Woodward of EDC Engineering Design Consultants described minor changes to the parking lot and a right-in, right-out on to Route 1. The amount of impervious coverage is being reduced on this site. There is also a proposed access to Rt. 100, via an easement that will temporarily encroach on a septic system for the adjacent corner property, until such time as sewer connection becomes available along Rt. 1. An escrow would be established to insure completion of connection to sewer within a stated amount of time. Changes to the entrance of the Inn to accommodate handicapped access were also noted on the plan. This may require a Zoning Hearing Board variance. A list of requested waivers has not yet been finalized.

### **ADJOURNMENT**

Upon a motion and second (Reiter/Vernon) the meeting was adjourned at 9:00 P.M.

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Gail G. Force, Secretary